

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Palmeria Phase 2

March 30, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to approve the proposed Development Plan and Planned Shared Development overlay of a property located at the southwest corner of Scottsdale Road and Indian Bend Road. The proposed project would respond to market conditions and could include retail, office, residential and/or hotel uses. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since early January of 2019. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on January 31, 2019 at the First Christian

Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

12 interested people attended the Open House. Most attendees were generally supportive of the project with questions arising about height, traffic, construction impacts, and effect on property values. These questions were all addressed at the Open House. On September 26, 2019 the Development team attended an informational meeting on the project held by the residents of Sands North in the Sands North Clubhouse. Approximately 20 residents attended and expressed support for the proposal. They were particularly pleased that access to the project would not impact their neighborhood access and that line of site views of the project from their neighborhood would not be impaired. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets
Comment Cards



January 18, 2019

Re: The Palmeraie Phase 2 - Southwest Corner of Scottsdale and Indian Bend Roads

Dear Property Owner or Interested Citizen:

Our office represents Five Star Development with regard to the roughly 20-acre site located at the southwest corner of Scottsdale Road and Indian Bend Road in Scottsdale, Assessor Parcel No. 174-56-001D and 002A, (the "Property") as shown on the attached aerial plan. You may recall receiving previous correspondence from our office or from the City of Scottsdale regarding the development of this site for an exciting, mixed-use project called the Palmeraie. The purpose of this letter is to provide an update on the project and invite you to an upcoming open house meeting.

In 2017, the City Council unanimously approved the Palmeraie's rezoning and Development Plan request. The developed was divided into phases, with the south 11-acres (Phase I) planned for a high-end, open air retail shopping center designed to work in conjunction with the adjacent Ritz Carlton project and associated developments. The north 9-acres (Phase II shown with dotted line on the attached plan), would respond to market conditions and could include additional retail, office, residential and/or boutique hotel use. Phase I is currently in the Development Review process and should begin construction this year. Our office recently filed the required preliminary application (Case No. 7-ZN-2016#2) for Phase II. The property is currently zoned Planned Regional Center (PRC) and has a General Plan designation of Resort / Tourism. The existing General Plan designation and Zoning designation will not be changed with this application.

If you are interested in learning more about the project and recent application, we have scheduled an open house as follows: Thursday, January 31, 2019 from 6:00-7:00pm, at the First Christian Church, 7405 E. McDonald Drive, Scottsdale. Feel free to stop by at any time between 6:00 and 7:00 pm. If this date and time are not convenient, we would be happy to speak with you individually. Please contact me at 602.230.0600 or George@WitheyMorris.com. You can also reach the City's Project Coordinator is Brad Carr at 480.312.7713 or BCarr@ScottsdaleAZ.gov. In the future, you should be receiving notification postcards from the City regarding the case and its schedule for public hearings. Information can also be found on the City's website at: <https://www.scottsdaleaz.gov/planning-development/projects-in-process>

Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By 
George Pasquel III

Enclosure: Aerial/site plan



Overall Site Plan

PALMERAIE - PHASE II NEIGHBORHOOD OUTREACH

SCOTTSDALE, AZ | #318778 | NOVEMBER 14, 2018

SCALE: 1" = 100'

1" = 100'

1" = 100'

1" = 100'



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

7000 EAST LINCOLN RESORT COMM
PAR B RES ASSOC
8800 N GAINES CENTER DR STE 350
SCOTTSDALE, AZ 85258

AZADEH HAFEZ
9116 N FOOTHILLS MANOR DR
PARADISE VALLEY, AZ 85253

BEAMER RICHARD S/PATRICIA A
4821 LAKE WASHINGTON BLVD S
SEATTLE, WA 98118

BRIAN A WEINBERGER LIVING TRUST
7249 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

BRUNACINI JEANNETTE L TR
1261 BONA TERRA LOOP NW
ALBUQUERQUE, NM 87114

CALAMITO LUCETTE G
6829 N 72ND PL
SCOTTSDALE, AZ 85250

CLAYTON W COADY LIVING TRUST
6940 E INDIAN BEND RD
PARADISE VALLEY, AZ 85253

CUERNAVACA HOMEOWNERS ASSOC
INC
532 E MARYLAND AVE STE F
PHOENIX, AZ 85012

DODDS GIANNA TR
6701 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

DUNIK BRIAN R/CATHERINE F
6701 N SCOTTSDALE RD LOT 30
SCOTTSDALE, AZ 85250

AF AND JC TRUST
6701 N SCOTTSDALE RD NO 15
SCOTTSDALE, AZ 85250

BAMBOO RANCH LIMITED LLC
6701 N SCOTTSDALE RD UNIT 32
SCOTTSDALE, AZ 85250

BINDI LIVING TRUST
312 ARIAS ST
SAN RAFAEL, CA 94903

BRODKIN TERRY B
7320 E SHOEMAN LN
SCOTTSDALE, AZ 85251

BUTLER BLAKE/ROCITSA
6846 N 72ND PL
SCOTTSDALE, AZ 85250

CASABELLA ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

CLS TRUST
PO BOX 45515
PHOENIX, AZ 85064

CYNTHIA E GIBSON TRUST
6835 N 73RD ST
SCOTTSDALE, AZ 85250

DOUGLAS ALAN COLE TRUST
6929 N HAYDEN RD SUITE C4-508
SCOTTSDALE, AZ 85250

ELAINE A ROSENTHAL FAMILY LIVING
TRUST
6839 N 73RD ST
SCOTTSDALE, AZ 85250

ASCHERL GEORGE F JR/GEORGE F III
7238 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

BARKER CURTISS F II/SUSAN C TR
6701 N SCOTTSDALE RD NO 16
SCOTTSDALE, AZ 85250

BISSELL CAROLINE VIRGINIA TR
7231 E CACTUS WREN RD
SCOTTSDALE, AZ 85250

BROWN SHERRIL S
7245 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

CACTUS RUN LLC
5500 S FRANKLIN ST
GREENWOOD VILLAGE, CO 80121

CHRISTINE H SODERQUIST LIVING
TRUST
7302 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

CUCCURULLO REVOCABLE LIVING
TRUST
3219 E CAMELBACK RD SUITE 501
PHOENIX, AZ 85018

DELANA JEAN LEWIS REVOCABLE
TRUST
6701 N SCOTTSDALE RD NO 24
SCOTTSDALE, AZ 85250

DOVE DAVID R TR
6815 N 73RD ST
SCOTTSDALE, AZ 85250

ERIVIN BARBARA C TR
6701 N SCOTTSDALE RD 14
SCOTTSDALE, AZ 85253

FALCONE SONIA M
120 N LASALLE ST
CHICAGO, IL 60602

FIVE STAR RESORT OWNER LLC
6720 N SCOTTSDALE RD SUITE 130
SCOTTSDALE, AZ 85253

GIGLIO GARY/PATRICIA
6701 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

HALL CHARLES W III
7241 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

IBRAHIM WILLIAM/CARIE
6823 N 73RD ST
SCOTTSDALE, AZ 85250

KALISH KRISTA
6701 N SCOTTSDALE RD 35
SCOTTSDALE, AZ 85250

KEILTY THOMAS
6831 N 73RD ST
SCOTTSDALE, AZ 85250

KLING ASHLEY ROSE
7027 N SCOTTSDALE RD UNIT 201
SCOTTSDALE, AZ 85252

KUWAHARA RENEE F
7305 E CACTUS WREN ROAD
SCOTTSDALE, AZ 85250

LITTLE SYLVIA F
PO BOX 1258
FARMINGTON, NM 87499

FAUSTER III FAMILY TRUST
6701 N SCOTTSDALE RD LOT 9
SCOTTSDALE, AZ 85250

FUREY JAMES H/VICKI H
1221 SANTA BARBARA DR
NEWPORT BEACH, CA 92660

GLASER JANET HENRICH
6701 N SCOTTSDALE RD UNIT 26
SCOTTSDALE, AZ 85250

HILL WALTER PAUL & SHIRLEY J
6827 N 73RD ST
SCOTTSDALE, AZ 85253

JJG TRUST
7315 E KRALL ST
SCOTTSDALE, AZ 85250

KAREN MARIE LIERSCH LIVING TRUST
6701 N SCOTTSDALE RD UNIT 11
SCOTTSDALE, AZ 85250

KHAMOOSHI FARZAD
6826 N 72ND PL
SCOTTSDALE, AZ 85250

KOE BETTY
6701 N SCOTTSDALE RD UNIT 29
SCOTTSDALE, AZ 85250

LINCOLN SCOTTSDALE BUILDING LLC
6607 N SCOTTSDALE RD STE H100
SCOTTSDALE, AZ 85250

LORI L TUFT FAMILY REVOCABLE TRUST
6701 N SCOTTSDALE RD UNIT 5
SCOTTSDALE, AZ 85250

FIVE STAR LAND OWNER LLC
6720 N SCOTTSDALE RD STE 130
SCOTTSDALE, AZ 85253

GHANIABADI EFFIE K
6820 N 73RD ST
SCOTTSDALE, AZ 85250

GRUNTLER AUDREY R
8648 CRICKET TREE LN
INDIANAPOLIS, IN 46260

HRA LINCOLN SCOTTSDALE LP
2999 N 44TH ST STE 400
PHOENIX, AZ 85018

JONES FAMILY REVOCABLE TRUST
6701 N SCOTTSDALE RD NO 20
SCOTTSDALE, AZ 85250

KATZ NATALIE/LAWRENCE E TR
6828 N 73RD ST
SCOTTSDALE, AZ 85250

KHAMOOSHIPOUR FARZAD
6830 N 72ND PL
SCOTTSDALE, AZ 85250

KOGI HAUSER TRUST
6701 N SCOTTSDALE RD UNIT 19
SCOTTSDALE, AZ 85250

LITTLE SYLVIA F
P O BOX 1258
FARMINGTON, NM 87499

LYKOURGOS 3 LLC
20731 ST CHARLES ST
SARATOGA, CA 95070

M T OFFICE BUILDINGS LLC
6623 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

MARK AND GLORIA CHANEY JOINT
LIVING TRUST
6701 E SCOTTSDALE RD LOT 38
SCOTTSDALE, AZ 85250

MCMILLEN RONALD J/KERNS REBECCA
J
7316 E KRALL ST
SCOTTSDALE, AZ 85250

MONTOPOLI DUANE C/BARBARA P
108 CAMPION ROAD
NORTH ANDOVER, MA 1845

NARNIA LLC
6621 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

OMEARA FAMILY TRUST
6701 N SCOTTSDALE RD UNIT 3
SCOTTSDALE, AZ 85250

RANUCCI ROBERT J
6701 N SCOTTSDALE RD 39
SCOTTSDALE, AZ 85250

RIVIERE M ELLIOT/MARGARET W
6701 N SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250

SANDS RESIDENTIAL LLC
8605 SANTA MONICA BLVD SUITE 7838
LOS ANGELES, CA 90069

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

MANN KENNETH L/JANET H
6822 N 72ND PL
SCOTTSDALE, AZ 85250

MARTIN DANA
7710 E GAINEY RAND RD UNIT 131
SCOTTSDALE, AZ 85258

MELA LLC
11885 N SUNSET VISTA DR
FOUNTAIN HILLS, AZ 85268

MOWRY DEAN/NANCY
6812 N 73RD ST
SCOTTSDALE, AZ 85250

NASHIF DOUGLAS M/DIANA/DOUGLAS
M/DIANE S
6825 NORTH 72ND PLACE
SCOTTSDALE, AZ 85250

PARFET WILLIAM M/GENE V/MARK E
6701 N SCOTTSDALE RD UNIT 41
SCOTTSDALE, AZ 85253

RAUPP-SMITH FAMILY REVOCABLE
TRUST
7251 E CACTUS WREN RD
SCOTTSDALE, AZ 85250

SANDCASTLE ENTERPRISES LLC
61 PRINCEVILLE LN
LAS VEGAS, NV 89113

SAVAGE FAMILY PARTNERSHIP
LTD/SAVAGE JACK W
4037 COTSWOLD CT
DALLAS, TX 75220

SCOTTSDALE PLAZA RESORT LLC
7400 E MCCORMICK PARKWAY STE
B200
SCOTTSDALE, AZ 85258

MARGO S POPOVICH INDIVIDUAL
PROPERTY TRUST
6386 SPRUCE MEADOWS LN
LAND O LAKES, WI 54540

MARTIN DANA
6901 E 1ST ST APT 1007
SCOTTSDALE, AZ 85251

MICHAEL AND KATHLEEN DEGROFF
FAMILY TRUST
6701 N SCOTTSDALE RD LOT 28
SCOTTSDALE, AZ 85250

NARNIA II LLC
6621 N SCOTTSDALE RD
SCOTTSDALE, AZ 85250

NIELSON DONALD L/VINI E TR
7235 E CACTUS WREN RD
SCOTTSDALE, AZ 85250

PRICE SANDRA
7250 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

RFI SCOTTSDALE LLC
5221 N O'CONNOR BLVD STE 600
IRVING, TX 75039

SANDS NORTH TOWNHOUSES
1450 E INDIAN SCHOOL RD STE C
PHOENIX, AZ 85014

SAVAGE FAMILY PARTNERSHIP
LTD/SAVAGE JACK W
4037 COTSWOLD CT
DALLAS, TX 75220

SCOTTSDALE SPECTRUM LLC
6730 N SCOTTSDALE RD
SCOTTSDALE, AZ 85253

SHEA HOMES LTD PARTNERSHIP
8800 N GAINES CENTER DR STE 350
SCOTTSDALE, AZ 85258

SIEVERS AMANDA/LINGER ALEXA
7310 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

SOUTH BOUND INVESTMENTS L L P
953 MOUNT GRADY RD
VERNON, BC V1B4B5

SUNLIGHT PROPERTIES LLC
6319 N MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

TEHRANI LEILA K
6820 N 73RD ST
SCOTTSDALE, AZ 85250

VERNON RICHARD W TR
6821 N 72ND PL
SCOTTSDALE, AZ 85253

WESTREICH DOROTHY
6701 N SCOTTSDALE RD UNIT 27
SCOTTSDALE, AZ 85250

WILLIAMS JEANNE
6810 N 72ND PL
SCOTTSDALE, AZ 85253

SHELDON HEIDI
6701 N SCOTTSDALE RD UNIT 7
SCOTTSDALE, AZ 85250

SMF REVOCABLE TRUST
6701 N SCOTTSDALE RD NO 40
SCOTTSDALE, AZ 85250

SPRANDO PATRICIA L
7257 SW ETON CT
PORTLAND, OR 97225

TAYLOR CALEB
6802 N 72ND PL
SCOTTSDALE, AZ 85250

THIRD AVENUE INVESTMENTS LLC
51 S MAIN ST
SALT LAKE CITY, UT 84111

WEST ROBIN J
6701 N SCOTTSDALE RD NO 8
SCOTTSDALE, AZ 85250

WHEELER MARGARET J
6811 N 73RD ST
SCOTTSDALE, AZ 85250

WOLFF JUDITH JOY TR
6701 N SCOTTSDALE RD NO 37
SCOTTSDALE, AZ 85250

SHOTEY MARCUS
1006 W ADAMS ST
PHOENIX, AZ 85007

SO MABEL/RONALD
6701 N SCOTTSDALE RD NO 25
SCOTTSDALE, AZ 85250

STAEHLE VIRGINIA C/ATKINS SHARON S
TR
7230 E JOSHUA TREE
SCOTTSDALE, AZ 85250
TAYLOR DONALD/SUSAN
PO BOX 2740
CHELAN, WA 98816

TRAVIATA CONDOMINIUMS
HOMEOWNERS ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209
WESTBROOK STEPHANIE
6850 N 72ND PL
SCOTTSDALE, AZ 85250

WHITESTONE SEVILLE LLC
2600 S GESSNER RD SUITE 500
HOUSTON, TX 77063

WOZNY ROBERT
51500 STRATTON CT
GRANGER, IN 46530

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Beverly Stamp
Traviata Condos
7027 N Scottsdale Rd Unit 256
Paradise Valley, AZ 85253
Chris Campbell
McCormick Ranch POA
9248 N 94th St
Scottsdale, AZ 85258
Dixon Jordan
Casabella Assn
6334 E Tuckey Wy
Scottsdale, AZ 85250
Ellen Etzel
Traviata Condos
7027 N Scottsdale Rd Unit 117
Paradise Valley, AZ 85253
Janell Kiehl
Traviata Condos
7255 E Hampton Ave Unit 101
Mesa, AZ 85209
Kristy Pennington
Cuernavaca HOA
532 E Maryland Ave Unit F
Phoenix, AZ 85012
Paul Hill
Sands North Townhouses
6827 N 73rd St
Scottsdale, AZ 85250

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Carol Robertson
Casabella Assn
7358 E McLellan
Scottsdale, AZ 85250
Dave Wood
McCormick Ranch POA
8455 E San Dido
Scottsdale, AZ 85258
Don Nielson
Sands North Townhouses
7235 E Cactus Wren Rd
Scottsdale, AZ 85250
Hank Rybacki
Sands North Townhouses
6818 N 72nd Pl
Scottsdale, AZ 85250
Kathy Knecht
Casabella Assn
10810 N Tatum Blvd Unit 102-135
Phoenix, AZ 85028
Marsha Ford
Casabella Assn
7334 E Krall
Scottsdale, AZ 85250
Richard Vernon
Sands North Townhouses
6821 N 72nd Pl
Scottsdale, AZ 85250

Pat. avery.com/patents

Caroline Bissell
Sands North Townhouses
7231 E Cactus Wren Rd
Scottsdale, AZ 85250
Dean Mowry
Sands North Townhouses
6812 N 73rd St
Scottsdale, AZ 85250
Dottie Stenman
Sands North Townhouses
2135 E University Dr Unit 117
Mesa, AZ 85213
Jaime Uhrich
McCormick Ranch POA
9248 N 94th St
Scottsdale, AZ 85258
Ken Mann
Sands North Townhouses
6822 N 72nd Pl
Scottsdale, AZ 85250
Mel Kuppinger
Cuernavaca HOA
532 E Maryland Ave Unit F
Phoenix, AZ 85012
Skip Feinstein
Cuernavaca HOA
6701 N Scottsdale Rd Unit 40
Scottsdale, AZ 85250

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, January 31, 2019
Time: 6:00 P.M.
Location: First Christian Church
7405 E. McDonald Drive

Site Address: 6990 N. Scottsdale Road Scottsdale AZ
Project Overview:

- Description of Request: Zoning District Map Amendment to the approved Development Plan for Phase II of The Palmeraie project and planned shared development (PSD) overlay
- Description of Project: Mixed-use development with retail, restaurant, residential and office uses
- Site Acreage: 20 gross acres
- Site Zoning: Planned Regional Center (PRC)

Applicant Contact:

George Pasquel III - Withey Morris, PLC
George@WitheyMorris.com
602-230-0600

City Contact:

Brad Carr (480) 312-7713
BCarr@scottsdaleaz.gov

Pre-Application #: 627-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search> Posting Date: 1/18/19

*-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

1/18/19 10:33:19

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George Pasquel III - Withey Morris, PLC
George@WitheyMorris.com
602-230-0600

City Contact:

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BCarr@scottsdaleaz.gov

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*-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

1/18/19 10:51:19



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 627-PA-2018

Project Name: _____

Location: 6990 N Scottsdale Rd

Site Posting Date: 1/18/19

Applicant Name: George Pasquel III- Withey Morris, PLC

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Median Riggett
Applicant Signature

1/18/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 18th day of January 2019



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088